

DOUGLAS COUNTY, NV **2021-967525**
RPTT:\$1760.85 Rec:\$40.00
\$1,800.85 Pgs=2 **05/17/2021 09:54 AM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1220-16-210-197
R.P.T.T.	\$1,760.85
File No.:	1207751 CRF
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Alexandra St John and Kyle Anthony Churchill and Alexandra St John	
1207 Kingston Way	
Gardnerville, NV 89460	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Todd Williams, an unmarried man and James Goodhart, a married man as his sole and separate property and Gary Schoettmer, a married man as his sole and separate property, all as joint tenants in common**, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Alexandra St John and Kyle Anthony Churchill, a single man, and Alexandra St John, a single woman, as joint tenants** all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 11, in Block G, as shown on the Map of RANCHOS ESTATES, filed for record in the office of the County Recorder of Douglas County, State of Nevada on July 14, 1972, and as shown on the Amended Map of RANCHOS ESTATES, filed October 30, 1972, as File No. 62493, Official Records.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 05-12-21

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

James Goodhart
James Goodhart

Todd Williams
Todd Williams

Gary Schoettmer
Gary Schoettmer

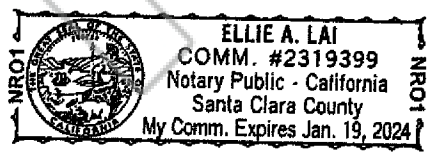
State of CA)
County of SANTA CLARA) ss

This instrument was acknowledged before me on the 12th day of May 2021
By: James Goodhart, Todd Williams, and Gary Schoettmer

Signature: [Signature]
Notary Public

ELLIE A. LAI

My Commission Expires: 01/19/2024



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-16-210-197
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnhse d. 2-4 Plex
 e. Apt. Bldg. f. Comm'l/Ind'l
 g. Agricultural h. Mobile Home
 Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 451,050.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 451,050.00
 d. Real Property Transfer Tax Due \$ 1,760.85

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *MW* Capacity Escrow
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Todd Williams and James L. Goodhart
 and Gary Schoettmer
 Address: 209 E Java Dr. #60471
 City: Sunnyvale
 State: CA Zip: 94088

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Alexandra St John and Kyle
 Anthony Churchill
 Address: 1207 Kingston Way
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Stewart Title Company
 Address: 5470 Kietzke Ln., Suite 230
 City: Reno

Escrow # 1207751 CRF
 State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED